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HAP 17-037-L
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY JULY 12, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION AT 299 CENTRAL AVENUE, WEST WOODFIELD HCD BY: S. DEVGAN

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the verandah of the building located at 299 Central Avenue, within the West Woodfield Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- a. All exposed wood be painted; and,
- b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the alteration of a property located within the West Woodfield Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act* and the classes of alterations identified in the *West Woodfield HCD Plan*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

Location

The property at 299 Central Avenue is located on the south side of Central Avenue between Wellington Street and Waterloo Street (Appendix A).

Properties

The property was designated under Part V of the *Ontario Heritage Act* on March 9, 2009

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as part of the West Woodfield HCD. 299 Central Avenue is a C-ranked property by the *West Woodfield HCD Plan*, based on its historical references and architectural qualities.

Description

The building located at 297 & 299 Central Avenue is a semi-detached structure with multiple residential units (Appendix B). It was constructed circa 1900. The building is clad in red brick and has a hipped slate roof with projecting gables in the attic with a gable dormer on the north slope of the roof. The building has a symmetrical appearance on its main façade. The windows have been replaced within their original voids and retain original stone lintels and sills. A verandah spans the front of the building, with a gable pediment and plain frieze above the entry stairs. Tuscan wood columns set on brick plinths support the verandah roof. These properties contribute to the cultural heritage value of the West Woodfield HCD.

While the railings at 297 Central Avenue appear to have been altered, as suggested by the planter boxes and altered entrance stairs, the railings are compatible with the heritage character of the West Woodfield HCD. These painted, wood railings with turned spindles are appropriate to building to which they are affixed.

HERITAGE ALTERATION PERMIT APPLICATION

As required by the *Ontario Heritage Act*, the *West Woodfield HCD Plan* identifies classes of alterations that require, or do not require, Heritage Alteration Permit approval. Verandah (porch) alterations require Heritage Alteration Permit approval. The original railing was removed several years ago, and on or about November 28, 2016 a new railing was erected without a Building Permit or a Heritage Alteration Permit. No alterations were made to the columns, plinths, or structure of the verandah. Complaints from the community brought this alteration to the attention of the City, and enforcement action ensued. The property was subsequently purchased by the current property owner.

A Heritage Alteration Permit application was submitted by the applicant and received on June 9, 2017. The applicant has applied for a Heritage Alteration Permit to:

- Remove the existing non-compliant railing;
- Install a new railing for the verandah and steps that matches the details of the railing at 297 Central Avenue (adjacent; semi-detached building), with the following details (see Appendix C):
 - Wood top and bottom rail affixed at the brick plinths;
 - Wood turned spindles affixed between the top and bottom rail;
 - Turned newel posts;
 - Painted finish;
- Paint the existing porch skirting.

ANALYSIS

The alterations to the verandah of the building at 299 Central Avenue occurred without a Heritage Alteration Permit. The alteration approach subject of this Heritage Alteration Permit application seeks to achieve greater compatibility of the existing verandah with the

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heritage character of West Woodfield HCD through replacement of the existing non-compatible railing with a new railing. Verandahs make a significant contribution to the heritage character of West Woodfield HCD, and conservation of these attributes is important to the integrity of West Woodfield HCD. The guidelines of Sections 8.2.1 and 10.5 of the *West Woodfield HCD Plan* were reviewed to help achieve this endeavour.

While retention and restoration of heritage attributes is preferred, this approach is not possible for the verandah of the building at 299 Central Avenue. The existing railing details of the verandah at 297 Central Avenue, the semi-detached pair of the subject property, have been used as the design precedence for the proposed railings at 299 Central Avenue. This includes wooden top and bottom rails affixed at the brick plinths of the structure (approximately 24” in height) and wooden turned spindles set approximately 4” on centre between the rails (see Appendix C). These alterations comply with the policies and guidelines of the *West Woodfield HCD Plan*, particularly the direction of Section 8.2.1 to “seek similar properties for evidence of details...,” provided the verandah is painted.

CONCLUSION

The railings of the verandah at 299 Central Avenue were removed and subsequently replaced, without a Heritage Alteration Permit or a Building Permit, in a style that does not comply with the policies and guidelines of the *West Woodfield HCD Plan*. To achieve greater compliance with the *West Woodfield HCD Plan*, the railings must be replaced as proposed. The new property owner has been able to match the railing of the adjacent property. The proposed alterations should be permitted.

PREPARED BY:	SUBMITTED BY:
KYLE GONYOU, CAHP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

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2017-06-09

Attach:

Appendix A – Map

Appendix B – Images

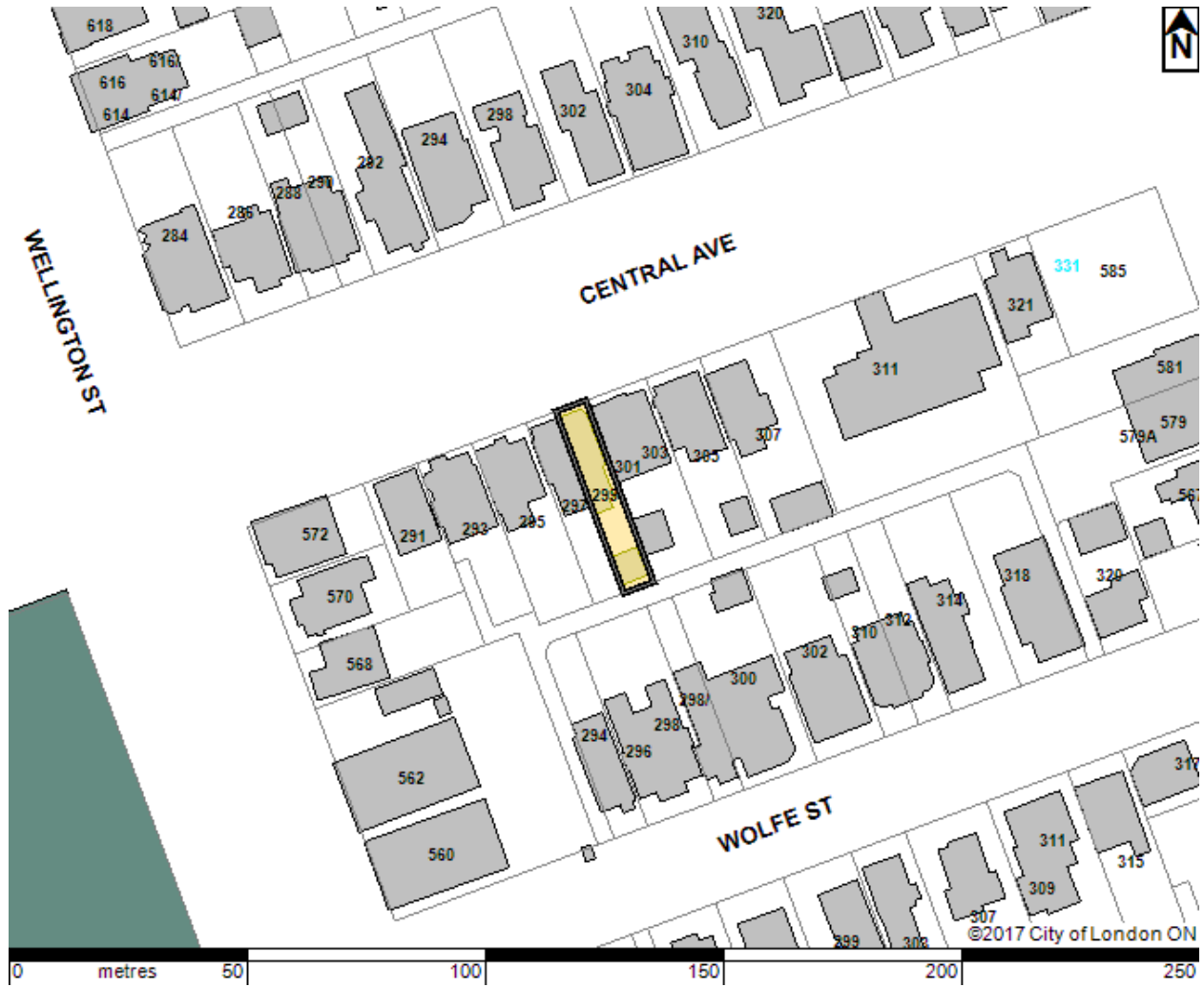
Appendix C – Proposed Railing

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APPENDIX A — Map



Map 1: Property location of 299 Central Avenue in the West Woodfield HCD.

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APPENDIX B — Images



Image 1: Building at 299 Central Avenue (Google, June 2012).



Image 2: Building at 299 Central Avenue.



Image 3: New railing at 299 Central Avenue (November 28, 2016).



Image 4: Building at 299 Central Avenue.



Image 5: Building at 299 Central Avenue.

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APPENDIX C — Proposed Railing

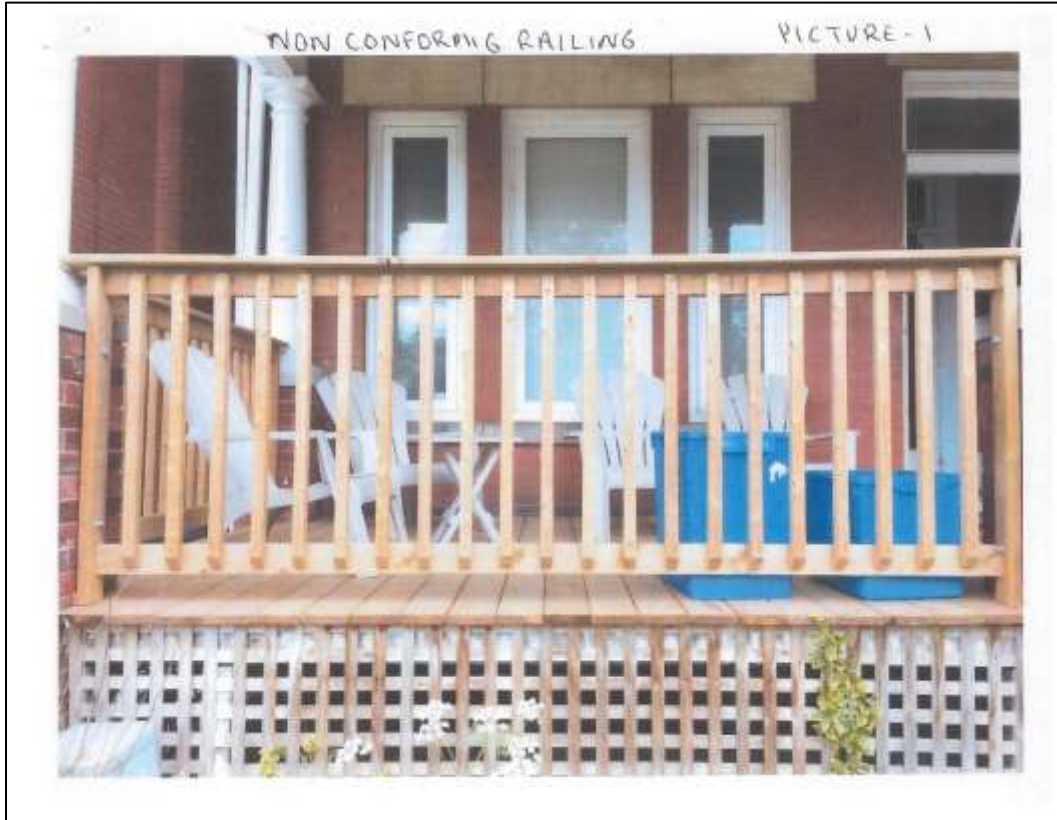


Image 1: Existing, non-conforming railing (provided by applicant as part of Heritage Alteration Permit application).



Image 2: Proposed railing, from 297 Central Avenue (provided by applicant as part of

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Heritage Alteration Permit application).

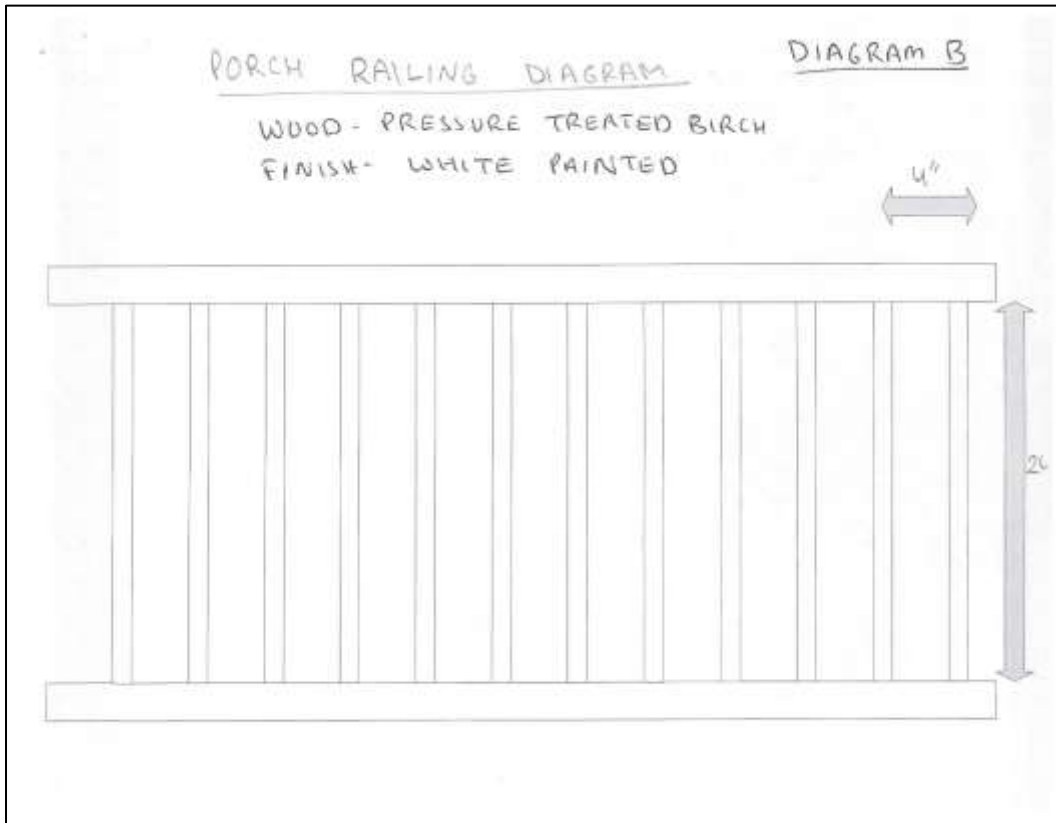


Image 3: Proposed railing diagram (provided by applicant as part of Heritage Alteration Permit application).

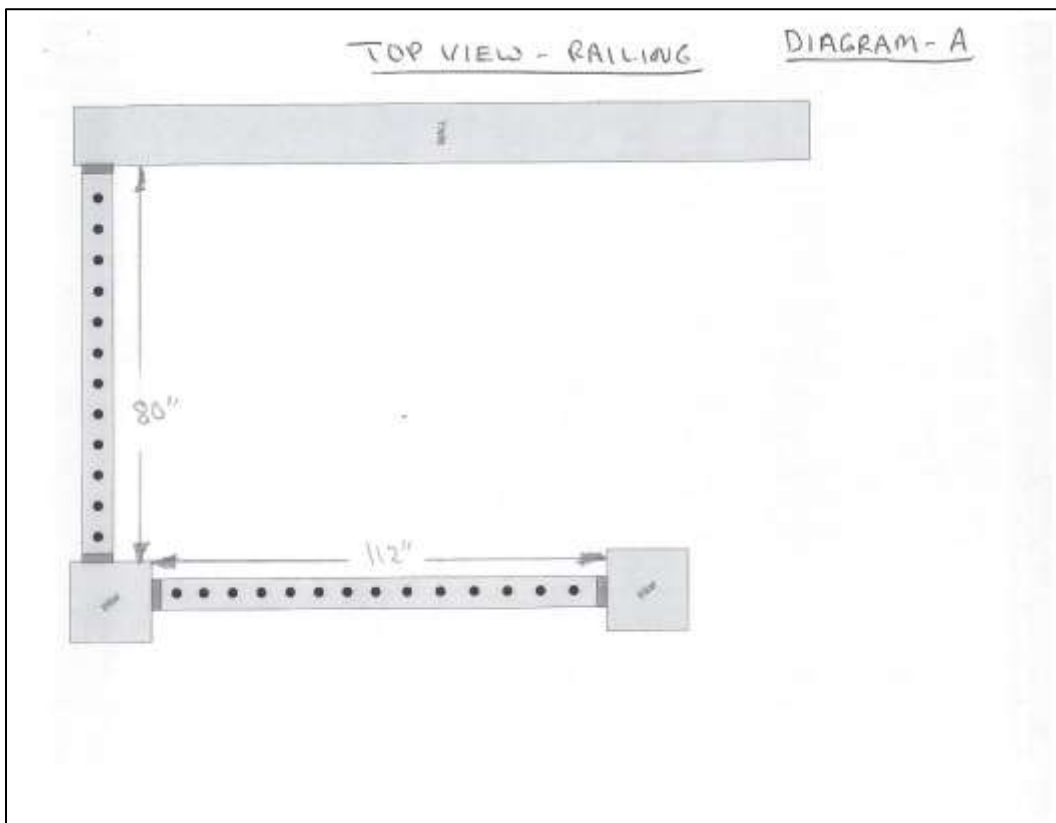


Image 4: Proposed porch plan diagram (provided by applicant as part of Heritage

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Alteration Permit application).

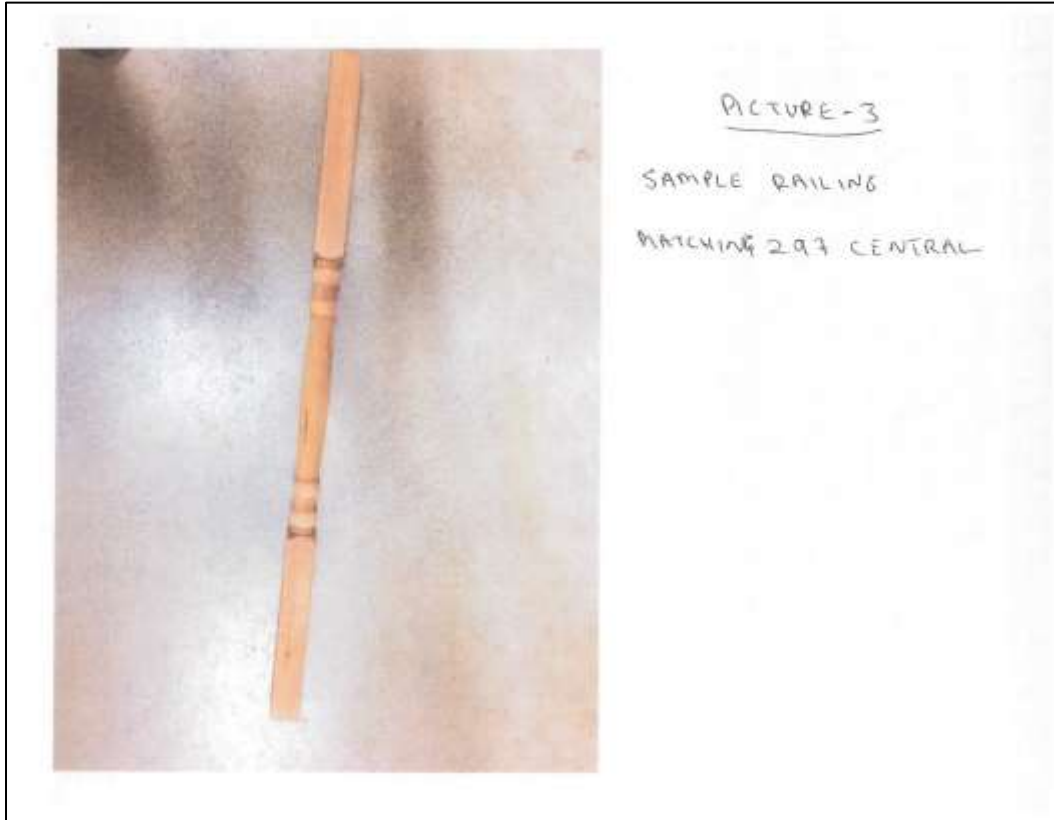


Image 5: Proposed spindles, to be painted (provided by applicant as part of Heritage Alteration Permit application).